

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible. The meeting will also be held virtually in response to COVID-19. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: 1 608-764-9643 and enter PIN: 352 918 263# when prompted. (Your microphone may be muted automatically)

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Monday, April 4, 2022, 6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the March 1, 2022 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. Action Items
 - A. Public Hearing and Review of Conditional Use Application CUP-2022-0049 to operate a Light Industrial Use Incidental to Indoor Sales in the B-2 Central Business District on parcel 6-27-90 located at 25 West Main Street.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions
 - B. West Side Park – Rezoning and Site Plan Applications
 - i. Review of applications RZ-2022-0050, a petition to rezone parcels 6-27-970D and 6-27-970C.01 to R-1 Residential District One, located at West Side Park; and SP-2022-0051, a site plan for park improvements at West Side Park
 1. Review Staff Report
 2. Applicant Comments
 - ii. Public Hearing and Review of Application RZ-2022-0050
 1. Public Hearing
 2. Plan Commissioner Questions and Comments
 3. Motion with Conditions
 - iii. Review of Application SP-2022-0051
 1. Commission Discussion and Questions

-Mayor Bill Hurlley, Plan Commission Chair

2. Final Motion with Conditions

- C. Public Hearing and Review of Conditional Use Application CUP-2022-0048 to demolish the aquatic center and develop a splash pad on parcel 6-27-839 located at 360 Burr Jones Circle, Veterans Memorial Pool at Lake Leota Park.
 - i. Review Staff Report and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion with Conditions

- D. Review of Site Plan Application LD-2022-0067 to create a patio and outdoor entertainment space on parcel 6-27-148 located at 102 Maple Street (Creekside Place).
 - i. Review Staff Report and Applicant Comments
 - ii. Commission Questions and Comments
 - iii. Final Motion with Conditions

- E. Discussion and Motion to Recommend to Common Council Approval of the Final Land Divider's Agreement for Westfield Meadows, First Addition.

- F. Review of and Motion to Recommend to Common Council release of the following easements associated with finalizing the Final Plat for Westfield Meadows, First Addition
 - i. Release of Sanitary Sewer Easement, Lots 5 and 6, Windmill Ridge
 - ii. Release of Utility Easements, Lots 43 and 50, Westfield Meadows
 - iii. Release of Utility Easements, Lot 7 and Outlot 1, Windmill Ridge

- 8. Old Business
 - A. Update from Paulette Morning and Andy Phillips regarding Brown School Place

- 9. Discussion Items
 - A. Chicken Keeping and Homes Zoned R-2 on South 7th Street

- 10. Community Development Report 14
 - A. Director's Report
 - B. Continuing Education: Handout from 2/28 Zoning and Land-Decision Making Session

- 11. Next Meeting Date:
 - A. May 3, 2022 at 6:00pm

- 12. Motion to Adjourn

-Mayor Bill Hurtley, Plan Commission Chair